

# CITY OF HAYWARD

## AGENDA REPORT

AGENDA DATE 05/09/00

AGENDA ITEM 4

WORK SESSION ITEM \_\_\_\_\_

**TO:** Mayor and City Council

**FROM:** Director of Community and Economic Development

**SUBJECT:** Approval of the Annual Plan for Community Development Block Grant Funding for Fiscal Year 2000-2001

### RECOMMENDATION:

It is recommended that the City Council approve activities and appropriate funds for Community Development Block Grant (CDBG) programs for Fiscal Year 2000-2001.

### BACKGROUND:

Approximately \$2,250,000 is available for funding eligible CDBG activities in Hayward during fiscal year (FY) 2000-2001.

|                                       |                |
|---------------------------------------|----------------|
| HUD FY 2000-2001 Entitlement Grant    | \$1,756,000    |
| Program income                        | <u>500,000</u> |
| Available CDBG funds for FY 2000-2001 | \$2,256,000    |

CDBG program administration costs for FY 2000-2001 are estimated at approximately \$400,000 including funds for CDBG-target area economic development activities, lead-based paint risk assessment training, HUD-required environmental reviews and fair labor standards construction wage monitoring. The balance of funds available for CDBG program activities is \$1,856,000. The amount available for funding public services is \$331,757 because of the formula used to calculate the HUD-required cap on the amount of CDBG funds that can be spent on public services.

The amount estimated for program income is approximately \$150,000 less than last year. Most program income is derived from homeowners selling or refinancing their homes and paying off second mortgages owed to the City for housing rehabilitation loans. Over the next fiscal year, staff is forecasting that fewer properties will be refinanced, since interest rates have increased several percentage points since last year, and that there will be fewer sales by lower income owners, since there are fewer affordable properties due to the significant increase in home prices.

## **The Impact of HUD's New Lead Abatement Requirements on CDBG-Funded Activities**

At the end of March, staff attended a workshop on HUD's new lead-based paint hazard regulations and discovered that these regulations would significantly impact the City's CDBG Program. The discussion below describes the legislation, its effects on City programs and staff recommended changes in the programs.

### *Overview*

The federal government banned lead-based paint for consumer use in 1978. Prior to that time, lead had been used to make paint more stable and longer lasting. Because lead poisoning can cause permanent damage to the brain and many other organs and can result in reduced intelligence and behavior problems, HUD began to issue a series of lead-based paint hazard reduction acts in 1971. Under these and subsequent pieces of legislation, HUD required lead hazard identification and abatement *if* a child under six years of age, had elevated lead levels in his/her blood and lived in the residence for which a CDBG rehabilitation loan or grant was obtained.

As of September 15, 2000, joint Environmental Protection Agency (EPA)/HUD regulations require that lead hazard identification and control or abatement must be conducted for *every* residence receiving a grant, loan or technical assistance through the CDBG program unless it is a designated senior housing complex or built after 1978. In addition, *every* public facility receiving CDBG rehabilitation or construction funds where there are likely to be children under six must also have lead hazard identification and control or abatement included in the scope of work. The depth of the requirements vary depending upon the amount of CDBG funds in the project.

| <b>Amount of CDBG Funds</b>   | <b>≤\$5,000</b>                                      | <b>\$5,000 - \$25,000</b>   | <b>&gt;\$25,000</b>               |
|-------------------------------|--|---|-----------------------------------|
| <b>Minimum Requirements</b>   | Do no harm   | Identify and control lead hazards   | Identify and abate lead hazards   |
| <b>Lead Hazard Evaluation</b> | Paint testing  | Paint testing and risk assessment   | Paint testing and risk assessment |
| <b>Lead Hazard Reduction</b>  | Repair only surfaces disturbed during rehabilitation | Treat all peeling paint and deteriorated surfaces to obtain paint stabilization | Abate all applicable surfaces     |

In the past, lead hazard identification and remediation had very little impact on the City's CDBG-funded programs. Housing rehabilitation activities have focused on senior citizens (Minor Home Repair) or providing deferred payment loans for larger housing rehabilitation projects to low income seniors and families (almost all with children over six years old). Fewer than ten loans over the past twenty years have required funds for lead hazard identification and abatement. Since the majority of the City's single family housing stock was built prior to 1978, the new requirements will have a substantial financial impact upon all of the City's CDBG-funded activities. As a result, staff is recommending that \$50,000 in CDBG funds be allocated

for contract(s) with experts in lead hazard identification and abatement to implement the lead regulations during FY 2000-2001. A discussion of the impact on specific programs follows.

#### *Minor Home Repair (MHR) Program*

MHR grants are for emergency repairs costing up to \$2,000. Staff estimates that approximately 35% of MHR grants will involve lead hazard identification and repair of disturbed surfaces. Approximately 75% of clients served live in mobile homes, most of which were built after 1978 and/or are located in State-designated senior mobile home parks; the remainder live in conventional homes, most built before 1978, and family mobile home parks.

#### *Housing Conservation Loans*

Housing rehabilitation loans average \$15,000 -- \$20,000 per home. Therefore, HUD requires that all deteriorated areas of lead-based paint be identified and controlled -- regardless of whether the homeowner requested that they be remediated and regardless of whether those areas will be touched by construction activities. Staff is estimating that approximately 50% of the rehabilitation loans will be affected by these regulations; however, the cost of meeting those regulations is not yet known.

In addition, staff is requesting that Council allow that the costs of all lead-based paint inspection and remediation, required by HUD, be provided as a grant to the homeowner. There are several reasons for this:

1. Rarely is this work requested by the homeowner.
2. Most owners served by the program do not have children or grandchildren under six years of age living in the home.
3. Depending up the extent of the required work, lead remediation can be very expensive.
4. The additional cost of lead remediation, if included in the owner's rehabilitation loan, may discourage potential program participants from seeking assistance.

#### *Homeownership Program*

HUD's lead-based paint regulations will have the most impact on the homeownership program. This program has provided \$30,000 deferred second mortgages to low income families) in order to reduce the maximum mortgage to a monthly payment they can afford. For the typical family of three that participates in this program, the maximum income allowed is \$45,200 per year. In addition, these homebuyers are also eligible for the City's primary downpayment and closing cost assistance program (funded through the Low/Mod Housing Fund). Buyers often need both sources of financing to afford the home.

Under HUD's new lead regulations, the buyer cannot occupy the property until --

1. a lead-certified specialist has done a risk assessment of the property for peeling and deteriorated paint on both the interior and the exterior of the house. Depending upon the age of the house, the grounds around the house may have to be checked as well; and
2. all deteriorated/peeling paint has been stabilized, removed or encapsulated by certified lead specialists and the paint has been transported to a special dump.

All houses purchased with CDBG financing were built prior to 1978 and most were built in the 1950s. All of the houses had deteriorating paint —on most of the window frames, sills, and windows; doors and moldings; bathrooms and kitchens; and some on the exterior as well.

Since buyers cannot occupy their new homes until all lead remediation has been completed, they would have to pay rent and pay for their mortgages at the same time for the first 3 months of ownership. Three months is the estimated time it would take to have the lead abated and repairs made. Costs to have a typical Hayward house abated *only* for the most common deteriorated surfaces -- wood windows, doors, chewable surfaces and projections, stairs, handrails, outside gutters, rainspouts and soil surrounding the house -- can be up to \$100,000 for abatement and subsequent repairs. (National Building Inspections, a HUD-approved lead-based paint specialist in Walnut Creek.) If they abate and replace only the windows it could cost as much as \$30,000 for our typical 3 bedroom/1 bath home. However, fulfilling this abatement requirement does not mean that lead has been abated throughout the house, only that it was abated in areas of deteriorated paint. Therefore, when the owner goes to sell the property, the owner must disclose the presence of lead-based paint that may not have been fully abated — leading to a decreased sales price and potential problems selling the home. The only exceptions to these regulations are if the housing stock was built after 1978 or if the property is located in a legally-designated senior community.

Given these issues, staff is recommending that CDBG funds not be used for a first-time homebuyers program at this time. The City's primary program for first-time homebuyers, financed through the Low/Mod Fund, will continue as will the homeownership workshops. In the event that the lead-based paint regulations are modified in the future to eliminate most of these problems, we will ask Council to reconsider the use of CDBG funds for homeownership programs.

## **DISCUSSION OF CAC AND STAFF RECOMMENDATIONS**

Twenty complete proposals for CDBG funds were submitted totaling \$3,430,984.

### *The Recommendations Process*

The Chair of the CAC appointed an Application Review Committee (ARC) to review each proposal and make recommendations to the Commission. After carefully reviewing each proposal, the ARC conducted interviews on Saturday, March 11, 2000 with each agency applying for funds. The ARC's recommendations were discussed by the entire Commission at its March 22<sup>nd</sup> meeting and the CAC issued its preliminary recommendations.

During January and February 2000, staff conducted site visits with agencies that had not applied previously for CDBG funds and also conducted site visits of projects that had not received funding recently or funding for that type of project. Staff evaluated each proposal, participated in the ARC interviews and made preliminary recommendations.

CAC and staff jointly heard agency appeals. There were four appeals:

- ❖ Allied Housing wanted to thank the CAC for their recommendation to fund the project in the amount of \$200,000 and appeal staff's recommendation not to fund the project. The Executive Director stressed that, although they were only asking Hayward for 7% of the funds, they expected that Hayward residents would fill at least 25% of the special needs housing.
- ❖ FESCO appealed both the staff and CAC recommendations not to fund this project. The Executive Director explained why FESCO felt this particular building met their programmatic needs.
- ❖ Eden I&R appealed both staff and CAC recommendations not to fund their project and explained how they saw their proposed project helping Hayward residents.
- ❖ RISE did not appear as scheduled.

#### *Final Recommendations*

As a result of the appeals, staff reviewed their recommendations and concluded that there should be no change to the preliminary recommendations. At their regular meeting on April 26, 2000, the CAC discussed the appeals and voted to make their preliminary recommendations final.

#### *Differences Between CAC and Staff Recommendations*

| Agency Name  | CAC Recommendation | Staff Recommendation | Reasons For Difference   |
|--|--------------------|----------------------|--|
| Allied Housing – Construct 27 units of permanent housing for homeless people with disabilities. 15 units with supportive services will be occupied by homeless with mental illness and/or substance abuse or AIDS-related illnesses. | \$200,000          | \$0                  | <p>CAC – The CAC thought that this was a well-designed project that would help provide needed supportive housing.</p> <p>Staff – Staff thought this was a good project, but that meeting the high demand for homeowner housing rehabilitation was more important in order to preserve Hayward's ownership housing stock.</p> |

| Agency Name                         | CAC Recommendation | Staff Recommendation | Reasons For Difference  |
|-------------------------------------|--------------------|----------------------|---|
| Contract(s) with Lead-Paint Experts | \$0                | \$50,000             | <p>CAC – Since staff became aware of HUD’s lead requirements after the proposal deadline, there was no proposal submitted for review. Therefore, this item was not part of the CAC’s recommendations.</p> <p>Staff – Agencies did not include the cost of lead hazard identification and remediation in their budgets because they were not aware of the new lead regulations. Therefore, this contract will provide services for required lead hazard identification and remediation for funded CDBG projects.</p> |
| Housing Conservation Loan Program   | \$425,000          | \$575,000            | See rationale under Allied Housing.   |

There is \$200,000 difference between the CAC and staff’s recommendations for these three programs. CAC recommended \$200,000 for Allied Housing’s new construction project and the staff recommended \$50,000 for lead remediation contracts for CDBG-funded projects and \$150,000 in additional funds for HCLP.

### *Council Work Session*

A Council Work Session was held on May 2, 2000. At the Work Session, Eden I&R and Allied Housing spoke under Public Comment. The Executive Director of Eden I&R requested that Council fund an outreach position to increase the number of Hayward landlords listing available units with Eden I&R. The Executive Director of Allied Housing wanted Council to know that he was available to answer questions about the project at the Work Session and throughout the week.

Council asked questions about the recommendations and noted needed services in Hayward. Staff discussed the reasons why CAC and staff each recommended against funding Eden I&R’s project (Attachment B, page 18) and why CAC voted to recommend funding for Allied Housing’s project (Attachment B, page 1). In response to a question about recommended

funding under the Public Services Category, staff has provided an analysis of changes in funding amounts for agencies between FY 1999 – 2000 and FY 2000 – 2001.

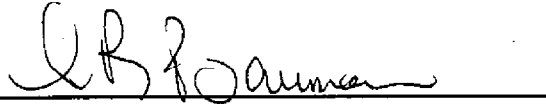
| <b>Agency</b>  | <b>FY 99-00</b> | <b>FY 00-01</b> | <b>Reason</b>   |
|--|-----------------|-----------------|---|
| Alameda County Food Bank   | \$15,000        | \$25,000        | This project transports bulk staple food to a central Hayward location for 5 local shelters. FY 99-00 was the first year of the project. At that time, it was not known how much food would be used by the Hayward shelters. Experience demonstrated that the need was far greater than expected. The Food Bank and the shelters requested an increase in the amount of food provided.  |
| CRIL   | \$33,495        | \$40,000        | CRIL has increased the amount of staff time for this effort by approximately 20% and increased the Program Director's salary (10% of which is billed to this contract for supervision of program activities).   |
| ECHO   | \$141,556       | \$147,218       | This 3.9% increase represents increased costs for publications and the agency's financial annual audit.   |
| Human Outreach Agency  | \$40,000        | \$45,000        | This addition represents an increase in the salaries of the case manager (\$2,000). The City of Hayward requires shelters to provide 24 hour staff coverage. HOA is requesting that a small part of the weekend managers' salary (\$3,744) be included in this contract.  |
| Shelter Against Violent Environments (SAVE)/We In Need Gain Strength (WINGS) | \$50,000        | \$60,000        | The City of Hayward requires WINGS to have 24 hour staff coverage. SAVE has been unable to keep the evening and weekend positions filled since the salaries offered did not draw candidates with experience working with survivors of domestic violence. Rather than take funds away from counseling or children's staff to fund these positions, WINGS requested an increase in funds. |

The Public Services category of the Block Grant is the only category which has a limitation on the amount of funds which can be allocated. This year the total limit available is \$331,757. CAC and staff recommended allocating \$317,218 of this amount for public services with the remainder used for other eligible CDBG activities.

#### *Next Steps*

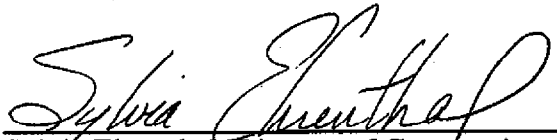
Allocations adopted by Council will be included in the City's Annual Plan and forwarded to HUD by May 15, 1999.

Prepared by:



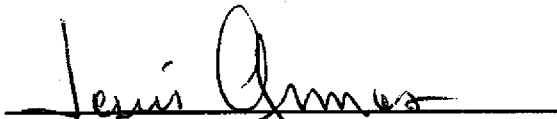
Ann R. Bauman  
Neighborhood and Economic Development Manager

Recommended by:



Sylvia Ehrental, Director of Community  
and Economic Development

Approved by:



Jesús Armas, City Manager

Attachments: Exhibit A – FY 2000-2001 Chart of Funding Recommendations  
Exhibit B – FY 2000-2001 CAC and Staff Recommendations and Conditions  
Resolution



## FY 2000-2001 CDBG FUNDING RECOMMENDATIONS

| Proposal No. | Name of Agency                                | Amount Requested | Staff Recommendations | CAC Recommendations |
|--------------|---|------------------|-----------------------|---------------------|
| 1            | Allied Housing                                | \$ 400,000       | 0                     | 200,000             |
| 2            | Homeownership Assistance Program              | 200,000          | 0                     | 0                   |
|              | <b>SUBTOTAL</b>                               | <b>600,000</b>   | <b>0</b>              | <b>200,000</b>      |
| 3            | Housing Conservation Loan Program             | 425,000          | 575,000               | 425,000             |
| 4            | Minor Home Repair Program                     | 225,000          | 225,000               | 225,000             |
|              | <b>SUBTOTAL</b>                               | <b>650,000</b>   | <b>800,000</b>        | <b>650,000</b>      |
| 5            | Eden Youth Center                             | 15,000           | 15,000                | 15,000              |
| 6            | Emergency Shelter Program                     | 60,099           | 60,099                | 60,099              |
| 7            | Family Emergency Shelter Coalition            | 200,000          | 0                     | 0                   |
| 8            | Hayward Community Gardens                     | 14,539           | 14,539                | 14,539              |
| 9            | Salvation Army                                | 345,000          | 0                     | 0                   |
|              | <b>SUBTOTAL</b>                               | <b>634,638</b>   | <b>89,638</b>         | <b>89,638</b>       |
| 10           | Alameda County Foodbank                       | 25,000           | 25,000                | 25,000              |
| 11           | Community Legal Aid Society of Alameda County | 29,635           | 0                     | 0                   |
| 12           | Community Resources for Independent Living    | 40,000           | 40,000                | 40,000              |
| 13           | Eden Council for Hope and Opportunity         | 147,218          | 147,218               | 147,218             |
| 14           | Eden Information and Referral                 | 23,100           | 0                     | 0                   |
| 15           | Human Outreach Agency                         | 45,000           | 45,000                | 45,000              |
| 16           | Rise in Spite of Everything (RISE)            | 275,000          | 0                     | 0                   |
| 17           | Shelter Against Violent Environments - WINGS  | 60,000           | 60,000                | 60,000              |

| <b>Proposal No.</b>           | <b>Name of Agency</b>                      | <b>Amount Requested</b> | <b>Staff Recommendations</b> | <b>CAC Recommendations</b> |
|-------------------------------|--|-------------------------|------------------------------|----------------------------|
| 18                            | Supporting Future Growth Child Development | 151,393                 | 0                            | 0                          |
|                               | <b>SUBTOTAL</b>                            | <b>796,346</b>          | <b>317,218</b>               | <b>317,218</b>             |
| 19                            | Small Business Revolving Loan Program      | 300,000                 | 150,000                      | 150,000                    |
|                               | <b>SUBTOTAL</b>                            | <b>300,000</b>          | <b>150,000</b>               | <b>150,000</b>             |
| 20                            | Façade Improvement Loan Program            | 450,000                 | 450,000                      | 450,000                    |
| <b>LEAD PAINT REMEDIATION</b> |  |                         |                              |                            |
|                               | Contracts with Experts                     |                         | 50,000                       |                            |
|                               | <b>SUBTOTAL</b>                            | <b>450,000</b>          | <b>500,000</b>               | <b>450,000</b>             |
|                               | <b>TOTAL</b>                               | <b>\$3,430,984</b>      | <b>\$1,856,856</b>           | <b>\$1,856,856</b>         |

**Citizen's Advisory Commission  
and City Staff  
Community Development Block Grant  
Allocation Recommendations  
FY 2000-2001**

**Proposal No. 1**

**APPLICANT:** ALLIED HOUSING, INC.  
**PROJECT:** Housing Alliance Supportive Housing and Shelter+ Care Project

**CATEGORY OF NEED:** New Housing

**AMOUNT REQUESTED:** \$400,000

**CITIZENS ADVISORY COMMISSION RECOMMENDATION:** \$200,000

**CED STAFF RECOMMENDATION:** \$0

***AGENCY DESCRIPTION***

Allied Housing, Inc. was incorporated in 1994 to raise the economic, educational and social levels of the residents of Alameda County and to construct, rehabilitate, and provide decent, safe and sanitary housing for low-income persons. Since its inception, Allied Housing has acquired and rehabilitated over 20 units and created a Lease-to-Own Homeownership program with ongoing management of these units. The Program provides rent subsidy and case management to individuals coming out of homeless situations as they begin their path to self-sufficiency.

***SUMMARY OF PROJECT PROPOSED FOR FY 2000-01***

Allied Housing proposes to create 27 units of permanent, supportive, and affordable rental housing for homeless disabled persons (and their families) and other homeless households that require long-term supports to remain in stable and healthy living situations. Fifteen units with supportive services will be occupied by homeless with mental illness and/or substance abuse or AIDS-related illnesses. The proposed site is on Center Street near highway 580 in Castro Valley. The owner/developer of the project is Allied Housing. The shelter and service provider partners are Alameda County HCD, FESCO, Tri-City Homeless Coalition, and SAVE. Funding from this application would help pay for acquisition costs including permits, fees, and financing fees associated with the development of this project. Total costs for this project are estimated at \$6,041,789.

***PREVIOUS CDBG FUNDING AWARDED TO APPLICANT:*** None.

**Explanation:**

***Citizen's Advisory Commission:***

The need for permanent supportive affordable housing is very great. This project has improved substantially since last year. Allied Housing has responded to the CAC and staff's concerns and developed a well-planned project that will serve Hayward, other cities and County residents.

***CED Staff:***

This project has significantly improved since staff and CAC reviewed it last year. Allied Housing was responsive to both staff and CAC concerns. However, demand for additional funds for homeowner housing rehabilitation, particularly in Hayward's mobile home parks, is very high at this time and there is a long waiting list of homes in need of repair. Therefore, staff's recommendation is that funds go to increase the number of mobile home rehabilitation projects.

Proposal No. 2

**APPLICANT:** CITY OF HAYWARD - DEPARTMENT OF COMMUNITY  
AND ECONOMIC DEVELOPMENT

**PROJECT:** Homeownership Assistance Program

**CATEGORY OF NEED:** Ownership Housing

|   |                          |
|---|--------------------------|
| <b>AMOUNT REQUESTED:</b>                            | <b>\$200,000</b>         |
| <b>CITIZENS ADVISORY COMMISSION RECOMMENDATION:</b> | <b>\$ Not Applicable</b> |
| <b>CED STAFF RECOMMENDATION:</b>                    | <b>\$ Not Applicable</b> |

**AGENCY DESCRIPTION**

This program is operated by the City of Hayward.

**SUMMARY OF PROJECT PROPOSED ACTIVITIES FOR FY 2000 - 2001**

The Homeownership Assistance Program helps low income households become homeowners throughout the City. These funds provide second mortgage loans for approximately six first time homebuyers whose incomes are at or below HUD low income limits (\$47,800 for a family of four). These funds fill the gap between the purchase price of a home and the first mortgage loan the family can afford. Previously the average loan amount was \$31,000.

**PREVIOUS CDBG FUNDING AWARDED TO APPLICANT**

| <u>PROJECT</u>       | <u>AMOUNT</u> | <u>FISCAL YEAR</u> |
|----------------------|---------------|--------------------|
| Homebuyer Assistance | \$200,000     | 1999-00            |
| Homebuyer Assistance | \$200,000     | 1998-99            |
| Homebuyer Assistance | \$300,000     | 1997-98            |
| Homebuyer Assistance | \$500,000     | 1996-97            |

**Explanation:**

*Citizen's Advisory Commission:*

*CED Staff:*

Due to HUD's new lead-based paint requirements and spiraling sales prices of existing homes and condominiums, it is currently not financially feasible to continue this program. Average costs to subsidize purchase by low income first time homebuyers would be \$50,000 or more.

**Proposal No. 3**

**APPLICANT:** CITY OF HAYWARD - DEPARTMENT OF COMMUNITY  
AND ECONOMIC DEVELOPMENT

**PROJECT:** Housing Conservation Loan Program (HCLP)

**CATEGORY OF NEED:** Housing Rehabilitation

**AMOUNT REQUESTED:** \$425,000

**CITIZENS ADVISORY COMMISSION RECOMMENDATION:** \$425,000

**CED STAFF RECOMMENDATION:** \$575,000

***AGENCY DESCRIPTION***

HCLP is a program operated by the City of Hayward. It provides city-wide property rehabilitation assistance to eligible owners of residential property, with priority given to owners in designated CDBG target areas. The objective of the program is to help upgrade the lower-income housing stock.

***SUMMARY OF PROJECT PROPOSED FOR FY 2000 - 2001***

The City of Hayward's Housing Conservation Loan Program (HCLP) provides property rehabilitation assistance on a citywide basis to eligible owners of residential property. Priority is given to owners of property in designated target areas. The program objectives are to upgrade the housing stock of lower income households and to increase the supply of decent, safe and affordable housing throughout the City. HCLP proposes to rehabilitate 15-20 owner-occupied homes of seniors, low income Hayward residents and residents of mobile homes which need rehabilitation in excess of \$2,000; and providing grants and deferred loans to make homes and apartments accessible to disabled occupants.

***PREVIOUS CDBG FUNDING AWARDED TO APPLICANT***

| <u>PROJECT</u>         | <u>AMOUNT</u> | <u>FISCAL YEAR</u> |
|------------------------|---------------|--------------------|
| Housing Rehabilitation | \$400,000     | 1999-00            |
| Housing Rehabilitation | \$400,000     | 1998-99            |
| Housing Rehabilitation | \$469,300     | 1997-98            |
| Housing Rehabilitation | \$469,300     | 1996-97            |

**Explanation:**

*Citizen's Advisory Commission:*

This program increases the supply of safe, decent, and affordable housing for low income, elderly and disabled households through the renovation of existing housing stock. The program continues to do good and needed work in Hayward.

*CED Staff:*

By January 1, 2000, HCLP had funded 15 loans and the loan funds were exhausted. Currently, there is a waiting list of more than 16 conventional home and mobile home owners needing assistance. Therefore, staff recommends an increase in this program due to the high demand for service and the fact that many loans are to repair mobile homes. Few, if any, banks make these types of loans. For the most part, low income owners have no other source of financing to make major repairs.

**Proposal No. 4**

**APPLICANT: CITY OF HAYWARD – COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT**

**PROJECT: MINOR HOME REPAIR PROGRAM (MHRP)**

**CATEGORY OF NEED: Housing Rehabilitation**

**AMOUNT REQUESTED: \$225,000**

**CITIZENS ADVISORY COMMISSION RECOMMENDATION: \$225,000**

**CED STAFF RECOMMENDATION: \$225,000**

***AGENCY DESCRIPTION***

This program is operated by the City of Hayward.

***SUMMARY OF PROJECT PROPOSED ACTIVITIES FOR FY 2000-01***

The Minor Home Repair Program (MHRP) will provide repair services to lower income households headed by the elderly or disabled. Service provided includes a complete home inspection, developing a scope of work, monitoring construction and processing payments. Grants for repairs will be provided to eligible homeowners. The program objectives are to upgrade the housing stock of lower income owners and to increase the supply of decent, safe and affordable housing. The MHRP will provide grants to make approximately 70 minor home repairs.

***PREVIOUS CDBG FUNDING AWARDED TO APPLICANT***

| <u>PROJECT</u> | <u>AMOUNT</u> | <u>FISCAL YEAR</u> |
|----------------|---------------|--------------------|
| MHRP           | \$245,000     | 1999-00            |
| MHRP           | \$220,000     | 1998-99            |
| MHRP           | \$214,000     | 1997-98            |

**Explanation:**

***Citizen's Advisory Commission:***

There is a great need for this program to assist elderly and disabled Hayward residents, particularly those in mobile homes.

***CED Staff:***

There is high demand for services in this program. Few, if any, conventional lenders will provide financing for repair of mobile homes. Therefore, this program is an opportunity for those who cannot afford to pay for repairs to bring their homes up to health and safety standards.



**APPLICANT:** EDEN YOUTH AND FAMILY CENTER (EYC)

**PROJECT:** WING B RE-ROOF (TAR AND GRAVEL)

**CATEGORY OF NEED:** Neighborhood Facilities and Improvements

**AMOUNT REQUESTED:** \$15,000

**CITIZENS ADVISORY COMMISSION RECOMMENDATION:** \$15,000

**CED STAFF RECOMMENDATION:** \$15,000

***AGENCY DESCRIPTION***

The mission of the Eden Youth and Family Center (EYC) is to improve the quality of life for children, youth and families. EYC operates tutoring, mentoring, and child care programs and manages a large South Hayward campus to provide a low-cost cooperative setting for local youth-serving organizations. Two dozen programs are offered at the Center including counseling, special education, childcare, pregnant teen support and employment/training.

***SUMMARY OF PROJECT PROPOSED FOR FY 2000-01***

This proposal seeks funding to re-roof wing B of the youth center. In FY 1998-99 EYC requested funding through the City's CDBG program to re-roof wing B, however due to the volume of proposals received, only \$5,000 was allocated and the roof was patched, not resurfaced. The patch only covered a portion of the roof and it is currently leaking elsewhere.

***PREVIOUS CDBG FUNDING AWARDED TO APPLICANT***

| <u>PROJECT</u>              | <u>AMOUNT</u> | <u>FISCAL YEAR</u> |
|-----------------------------|---------------|--------------------|
| Replace sewer line          | \$26,000      | 1999-00            |
| Roof Repair                 | \$5,000       | 1998-99            |
| Asbestos floor tile removal | \$52,100      | 1997-98            |
| Heating System              | \$280,000     | 1996-97            |

**Explanation:**

*Citizen's Advisory Commission:*

Eden Youth and Family Center provides excellent services to the community. This project should be funded so that the Youth wing can be fully used.

*CED Staff:*

Staff concurs with the CAC.

**APPLICANT:** **EMERGENCY SHELTER PROGRAM**

**PROJECT:** **Facilities Improvement**

**CATEGORY OF NEED:** **Neighborhood Facilities and Improvement**

**AMOUNT REQUESTED:** **\$60,099**

**CITIZENS ADVISORY COMMISSION RECOMMENDATION:** **\$60,099**

**CED STAFF RECOMMENDATION:** **\$60,099**

***AGENCY DESCRIPTION***

Emergency Shelter Program (ESP) has been providing shelter, food and other support services to homeless and abused women and children since 1972. ESP is one of California's oldest and largest shelters for victims of domestic violence, and has been a participant of a network of emergency shelter providers in Alameda County for over twenty-five years. The shelter currently accommodates 35 women and children in a safe, comfortable and supportive environment. In 1985 our agency also established a licensed child care center for 41 infants and preschool children. In 1992, ESP constructed an infant care facility. ESP's mission is to provide a temporary home and supportive services for women and their children in crisis, helping them achieve self-sufficiency and independence; and to work with clients and the community to help break the cycle of violence and prevent homelessness. Program services at the shelter include a 24-hour crisis hotline for abused/homeless women, intake and assessment, individual and group counseling, life skills classes, and community referrals for mental health counseling, job readiness, and housing. The child care center compliments the shelter by providing a free, safe place for mothers to leave their children while in the community to meet program objectives. ESP staff provide bilingual counseling services, parent training classes, and are involved in linkages with a host of local community support services and resources.

***SUMMARY OF PROJECT PROPOSED FOR FY 2000-01***

ESP is requesting funds to make improvements to the childcare and preschool centers. Funds are requested to replace carpeting in the infant and childcare areas; repair sub-flooring damaged by water from the preschool children's sinks; replace sheet vinyl flooring in the kitchen and sink areas; and improve the outdoor play areas.

***PREVIOUS CDBG FUNDING AWARDED TO APPLICANT***

| <u>PROJECT</u>  | <u>AMOUNT</u> | <u>FISCAL YEAR</u> |
|-----------------|---------------|--------------------|
| Shelter repairs | \$28,188      | 1999-00            |

**Explanation:**

*Citizen's Advisory Commission:*

The Child Care Center provides a valuable service to the women and children at the shelter and the community at large. These repairs are needed to refurbish play areas and repair flooring in areas that are water damaged.

*CED Staff:*

Staff concurs with the CAC.

**Proposal No. 7**

**APPLICANT:** FAMILY EMERGENCY SHELTER COALITION (FESCO)

**PROJECT:** FESCO Transitional Housing & Program Services Center

**CATEGORY OF NEED:** Neighborhood Facilities and Improvement

**AMOUNT REQUESTED:** \$200,000

**CITIZENS ADVISORY COMMISSION RECOMMENDATION:** \$0

**CED STAFF RECOMMENDATION:** \$0

***AGENCY DESCRIPTION***

Incorporated in 1986 by eighteen local churches, FESCO is a 24-bed, round-the-clock emergency shelter serving families of all configurations. In addition to basic shelter services, FESCO also provides case management, individual and family counseling, and assistance in finding affordable housing. Approximately 30% of the families FESCO serves report having become homeless in Hayward. In 1999 the agency began operating a transitional housing program for four families.

***SUMMARY OF PROJECT PROPOSED FOR FY 2000-01***

FESCO proposes to acquire and rehabilitate a vacant convalescent hospital located in the Cherryland district of unincorporated Hayward, for use as a 6 – 10 month transitional housing program for ten families. The 5,270 square foot facility will be divided into individual private living areas for the families, community rooms, and service areas. FESCO will provide support services including case management, individual and family counseling, parenting classes, financial management, health/nutrition. The funding requested by this application would help acquire the property, probably by October, 2000. Planning and project development would then take approximately one year, with construction scheduled to begin in the spring of 2002.

***PREVIOUS CDBG FUNDING AWARDED TO APPLICANT***

| <u>PROJECT</u>       | <u>AMOUNT</u> | <u>FISCAL YEAR</u> |
|----------------------|---------------|--------------------|
| Transitional Housing | 200,000.00    | FY 1998-99         |

**Explanation:**

***Citizen's Advisory Commission:***

Although the need for transitional housing is great, the proposed facility is too small for families for use as longer-term housing. The proposed living areas will be approximately 300-400 square feet for families with 2-3 children and the communal living spaces are very small. There is also limited play space for the 20-30 children in this project.

***CED Staff:***

Staff concurs with the CAC. Additionally, the structure is a "single purpose" type-building designed for a convalescent home. It will have to be modified to divide current bedrooms into eight small units without kitchen facilities. The proposed facility is in a state of considerable

disrepair and the rehabilitation costs are not fully known. This project requires intensive full-time staffing; however, funds for staff have not yet been secured. Federal and state funding is very competitive and the amount of federal funds for homeless services has been declining. If funds were provided to acquire and rehabilitate the building, it is possible that the building could remain vacant if FESCO was unable to secure funds to pay for staff.

**APPLICANT:** HAYWARD COMMUNITY GARDENS (HCG)

**PROJECT:** Community Garden for Low- to Moderate-income Persons

**CATEGORY OF NEED:** Neighborhood Facilities and Improvements

**AMOUNT REQUESTED:** \$14,539

**CITIZENS ADVISORY COMMISSION RECOMMENDATION:** \$14,539

**CED STAFF RECOMMENDATION:** \$14,539

***AGENCY DESCRIPTION***

Hayward Community Gardens is operated solely by volunteers, serving 105 low- to moderate-income families in Hayward by providing the land necessary for those families to grow their own fresh produce, thereby helping to improve diets and supplement food budgets. Currently, there are 205 individual garden plots. Members provide hand tools, as well as technical and physical assistance, to help maintain the garden site and the individual plots.

***SUMMARY OF PROJECT PROPOSED FOR FY 2000-01***

Hayward Community Gardens' continuing goals are to improve the appearance of the Gardens and also to improve the quality and quantity of the produce grown in the plots. Speakers from U.C. Extension will give demonstrations on composting and organic pest control. Gardeners are encouraged to socialize and exchange ideas.

***PREVIOUS CDBG FUNDING AWARDED TO APPLICANT***

| <u>PROJECT</u>   | <u>AMOUNT</u> | <u>FISCAL YEAR</u> |
|------------------|---------------|--------------------|
| Community Garden | \$21,648      | 1999-00            |
| Community Garden | \$15,000      | 1998-99            |
| Community Garden | \$12,686      | 1997-98            |
| Community Garden | \$11,834      | 1996-97            |

**Explanation:**

*Citizen's Advisory Commission:*

Most of the HCG Board attended the ARC meeting demonstrating that the Board has new members and is becoming revitalized. The gardens provide low-income families and senior citizens with inexpensive healthy food.

*CED Staff:*

The garden assists low-income Hayward families by augmenting their food supply of fresh fruits and vegetables.

**APPLICANT:** SALVATION ARMY – HAYWARD CORPS,  
**PROJECT:** Construction of Family and Community Services Building  
**CATEGORY OF NEED:** Neighborhood Facilities and Improvements  
**AMOUNT REQUESTED:** \$ 345,000  
**CITIZENS ADVISORY COMMISSION RECOMMENDATION:** \$ Not Applicable  
**CED RECOMMENDATION:** \$ Not Applicable

***AGENCY DESCRIPTION***

For nearly seventy-five years the Hayward Corps has been called upon to meet a variety of human service needs. Last year, the Hayward Corps provided lodging for over 1,000 people seeking shelter, and assisted 806 families facing a cut-off of their PG&E service. During Christmas, 705 families and 2,397 individuals received baskets filled with food and toys. Over 25,000 meals were served to hungry people last year. Last year, more than 5,500 youngsters and teens participated in activities especially designed for them. The Salvation Army's League of Mercy visitation provide hope and joy to those who are lonely and sick and at local rest homes.

***SUMMARY OF PROJECT PROPOSED FOR FY 2000-01***

This application was to purchase two parcels; one at B Street and Meekland and the other at A Street and Burbank for expansion of Salvation Army activities in Hayward. However, the Salvation Army has decided to expand at their A Street site so they have withdrawn this application. They will be working with the City and developing plans to expand of their social services office at the A Street site. They look forward to submitting an application for funding for FY 2001-2002.

***PREVIOUS CDBG FUNDING AWARDED TO APPLICANT***

No Previously Funding.

**APPLICANT:** ALAMEDA COUNTY COMMUNITY FOOD BANK

**PROJECT:** Planned Purchase Food Fund

**CATEGORY OF NEED:** Public Services

**AMOUNT REQUESTED:** \$25,000

**CITIZENS ADVISORY COMMISSION RECOMMENDATION:** \$25,000

**CED STAFF RECOMMENDATION:** \$25,000

***AGENCY DESCRIPTION***

Founded in 1985 by a coalition of 24 emergency food providers, the Alameda County Community Food Bank serves as Alameda County's central clearinghouse for donated food. By salvaging food that would otherwise be wasted by food producers, brokers and retailers, the Food Bank mobilizes and distributes vitally needed food to human service agencies serving Alameda County's low income residents. The Food Bank also seeks to develop more effective responses and greater understanding to hunger in our community through educational outreach programs and involving the wider community in our efforts through food drives and volunteer opportunities.

***SUMMARY OF PROJECT PROPOSED FOR FY 2000-01***

The Food Bank proposes to transport bulk staple food items on a monthly basis to a central Hayward location for pick-up and use by five Hayward homeless shelters. This food will be delivered at no cost to the participating shelters. This program (1) reduces the amount of money shelters must spend each year for the purchase of client food; and (2) improves the quality and variety of the food shelters offer their clients. This is an expansion of the program currently funded through Hayward CDBG.

***PREVIOUS CDBG FUNDING AWARDED TO APPLICANT***

| <u>PROJECT</u>             | <u>AMOUNT</u> | <u>FISCAL YEAR</u> |
|----------------------------|---------------|--------------------|
| Planned Purchase Food Fund | \$15,000      | FY 1999-2000       |

**Explanation:**

*Citizen's Advisory Commission:* The CAC is responsive to feedback received from the participating shelters that the currently funded program could be enhanced by increasing the monthly amount of staple food items each shelter receives. Increasing this project's funding from \$15,000 to \$25,000 will increase the supply of food received through this project for each shelter by 66%, thereby reducing the time and resources each shelter must expend on the procurement of client food. The time and resources saved may then be reallocated to the provision of support services.

*CED Staff:* Staff concurs with the CAC.



**APPLICANT:** COMMUNITY LEGAL AID SOCIETY  
OF ALAMEDA COUNTY

**PROJECT:** Hayward Housing Services Project

**CATEGORY OF NEED:** Public Services

**AMOUNT REQUESTED:** \$ 29,635  
**CITIZENS ADVISORY COMMISSION RECOMMENDATION:** \$ Not Applicable  
**CED STAFF RECOMMENDATION:** \$ Not Applicable

***AGENCY DESCRIPTION***

In 1999 the Legal Aid Society of Alameda County and the Community Law Center merged their agencies to form the Community Legal Aid Society of Alameda County. The new organization is comprised of two units: (1) a Family Law unit; and (2) a General/Housing Legal Services (GHLS) unit. County-wide, eighty percent of the GLSU unit's cases are housing-related; in Hayward, 92% of GLSU's cases are housing-related.

***SUMMARY OF PROJECT PROPOSED FOR FY 2000-01***

Legal Aid withdrew this application because they were not able to obtain the primary funding for this project – which was from another funder.

***PREVIOUS CDBG FUNDING AWARDED TO APPLICANT***

| <u>PROJECT</u> | <u>AMOUNT</u> | <u>FISCAL YEAR</u> |
|----------------|---------------|--------------------|
| Legal Services | \$23,190      | 1998-99            |
| Legal Services | \$23,190      | 1997-98            |
| Legal Services | \$24,232      | 1996-97            |

**Proposal No. 12**

**APPLICANT:** **COMMUNITY RESOURCES FOR INDEPENDENT LIVING, INC. (CRIL)**

**PROJECT:** **Housing Counseling Services So That Persons with Disabilities Will Be Able to Live More Independently**

**CATEGORY OF NEED:** **Public Services**

|   |                 |
|---|-----------------|
| <b>AMOUNT REQUESTED:</b>                            | <b>\$40,000</b> |
| <b>CITIZENS ADVISORY COMMISSION RECOMMENDATION:</b> | <b>\$40,000</b> |
| <b>CED STAFF RECOMMENDATION:</b>                    | <b>\$40,000</b> |

***AGENCY DESCRIPTION***

CRIL is an independent living center serving the needs of disabled residents of Southern Alameda County. The agency's mission is to support, empower and teach skills to persons with disabilities so that they may more fully participate in community and daily life activities. CRIL's services include housing counseling, operation of a personal assistant registry, benefits counseling, independent living skills training, peer support, information and referral, and advocacy.

***SUMMARY OF PROJECT PROPOSED FOR FY 2000-01***

CRIL is requesting CDBG funds to provide housing services to persons with disabilities who are Hayward residents or relocating to Hayward. The program will provide peer support, workshops, independent living skills training, self-advocacy training, systems advocacy, housing modification information, and information and referral. This project is designed to assist consumers in finding creative solutions to finding accessible and affordable housing.

***PREVIOUS CDBG FUNDING AWARDED TO APPLICANT***

| <b><u>PROJECT</u></b>       | <b><u>AMOUNT</u></b> | <b><u>FISCAL YEAR</u></b> |
|-----------------------------|----------------------|---------------------------|
| Housing Counseling Services | \$33,495             | 1999-00                   |
| Housing Counseling Services | \$33,495             | 1998-99                   |
| Housing Counseling Services | \$33,495             | 1997-98                   |
| Housing Counseling Services | \$35,000             | 1996-97                   |

**Explanation:**

***Citizen's Advisory Commission:***

The CAC is very supportive of this program. CRIL is the only agency in Hayward addressing independent living needs for disabled residents. The need for accessible and affordable housing has increased greatly from past years.

***CED Staff:*** Concur with the CAC. Accessible and affordable housing has been identified as the most important need for persons with disabilities.

**APPLICANT:** EDEN COUNCIL FOR HOPE AND OPPORTUNITY (ECHO)

**PROJECT:** Landlord-Tenant Counseling, Rental Assistance, and Fair Housing Programs

**CATEGORY OF NEED:** Public Services

**AMOUNT REQUESTED:** \$147,218

**CITIZENS ADVISORY COMMISSION RECOMMENDATION:** \$147,218

**CED STAFF RECOMMENDATION:** \$147,218

**AGENCY DESCRIPTION**

The Eden Council for Hope and Opportunity, or ECHO Housing, was founded in 1964 as a fair housing agency. Their services focus on ensuring equal access to housing, and intervention, mediation, and counseling services to prevent homelessness. ECHO assists approximately 7,000 low-to-moderate income households in Alameda County annually. Last year over 1,500 Hayward families and individuals were helped by ECHO's Fair Housing, Tenant-Landlord and Rental Assistance programs.

**SUMMARY OF PROJECT PROPOSED FOR FY 2000-01**

ECHO proposes to provide: 1) Fair Housing Counseling that will investigate 48 discrimination complaints; conciliate 15 investigated cases and audit 20 Hayward properties; 2) Tenant/Landlord Counseling that will provide mediation to 80 households, prevent 60 evictions and conduct four workshops; 3) Rental Assistance Program that will provide 600 families with screening for move-in or stay-in costs, provide support counseling to 370 families, information and referral to 175 families, place 48 families in long-term affordable housing, follow-up on 48 families placed, and provide collection on defaulted loans, as necessary.

**PREVIOUS CDBG FUNDING AWARDED TO APPLICANT**

| <u>PROJECT</u>     | <u>AMOUNT</u> | <u>FISCAL YEAR</u> |
|--------------------|---------------|--------------------|
| Housing Counseling | \$141,556     | 1999-00            |
| Housing Counseling | \$137,428     | 1998-99            |
| Housing Counseling | \$137,428     | 1997-98            |
| Housing Counseling | \$143,603     | 1996-97            |

**Explanation:**

*Citizen's Advisory Commission:*

The CAC is very supportive of the work that ECHO does in the Hayward community. As rents rise throughout the area, there will be an even greater need for ECHO's services.

*CED Staff:*

This is the only agency in Hayward that provides comprehensive fair housing law information; counseling regarding discrimination complaints and landlord/tenant disputes. In addition, the Rental Assistance Program helps low income families with move-in costs by providing guarantees of security deposits.

**APPLICANT:** EDEN INFORMATION AND REFERRAL, INC. (Eden I & R)

**PROJECT:** Eden I&R Housing Department

**CATEGORY OF NEED:** Public Services

**AMOUNT REQUESTED:** \$23,100

**CITIZENS ADVISORY COMMISSION RECOMMENDATION:** \$0

**CED STAFF RECOMMENDATION:** \$0

***AGENCY DESCRIPTION***

Established in Hayward in 1976 to provide information and referral about available services to residents in the Hayward and Castro Valley Areas, Eden I&R's mission is to link people with resources. Currently, the agency provides a wide range of information services which expand the capacity of service systems locally and statewide. In addition, to providing these referrals directly to clients and/or service providers, Eden I&R also provides translation services for the State of California's 9-1-1 system, after-hours emergency phone service for the Alameda County Child Protection Division and an information service for Calworks participants.

***SUMMARY OF PROJECT PROPOSED FOR FY 2000-01***

Funds derived from this application would be used to hire an outreach worker to (1) increase the number of landlords willing to list their vacant units with Eden I&R; and (2) increase access to Eden I&R's housing database by low-income wage earners. It is estimated that as many as 2,000 additional Hayward residents will use the expanded database.

***PREVIOUS CDBG FUNDING AWARDED TO APPLICANT***

| <u>PROJECT</u> | <u>AMOUNT</u> | <u>FISCAL YEAR</u> |
|----------------|---------------|--------------------|
| RHRP           | \$25,000      | 1999-00            |
| CHAIN Line     | \$23,000      | 1998-99            |
| RHRP/CHAIN     | \$56,897      | 1997-98            |
| CHAIN Line     | \$20,000      | 1996-97            |

**Explanation:**

*Citizen's Advisory Commission:*

This program did not appear to be focused on assisting current Hayward residents. The plan was to identify more Hayward landlords. Eden I & R then planned to publicize this information via the CHAIN Line and other Alameda County phone lines to serving very low income people. Additionally, they planned to contact Hayward businesses to make their employees, many of whom do not live in Hayward, aware of the availability of these units. The CAC thought that

creating more demand for relatively few affordable units was not a service to low income households living in Hayward.

*CED Staff:* Although Eden I & R said they would reach 2,000 Hayward residents, their proposal did not show how this goal would be accomplished; nor did they show how they would help *low-income Hayward* residents in particular. We concur with the CAC that the plan would create more demand without serving or guaranteeing priority to current low-income Hayward residents. Additional information provided by Eden I&R showed that only 50 out of 280 requests for assistance, during an average week on the CHAIN Line, were from Hayward residents – about 18% of the callers. Yet Eden I&R is asking for 100% of the costs of this position.

Providing housing listings in Hayward through six phone lines which serve the entire county means that at least 80% of the callers who obtain housing information do not currently live in Hayward. For CalWorks participants the number of non-Hayward callers could be greater – perhaps 86% -- since 13% of the welfare case load are Hayward residents. Additionally, providing affordable housing listings to people who work for Hayward businesses may marginally help to ease traffic congestion as workers move to units in Hayward but doesn't ensure housing in Hayward for current Hayward residents.

**APPLICANT:** HUMAN OUTREACH AGENCY (HOA)

**PROJECT:** Direct Client Services for Homeless Men

**CATEGORY OF NEED:** Public Services

**AMOUNT REQUESTED:** \$45,000

**CITIZENS ADVISORY COMMISSION RECOMMENDATION:** \$45,000

**CED STAFF RECOMMENDATION:** \$45,000

***AGENCY DESCRIPTION***

The Human Outreach Agency (HOA) provides basic shelter services for up to eighteen men, for up to 90 days each. Basic services include safe and clean housing and hot meals. Support services offered include case management, assistance in budgeting, and assistance finding affordable, stable independent housing. Recently the agency has emphasized the development of vocational services to its clients.

***SUMMARY OF PROJECT PROPOSED FOR FY 2000-01***

HOA Proposes to provide services to approximately 135 homeless men. Services will include: case management, housing workshops and referrals, money management, substance abuse and HIV education, computer training, job referrals, and job preparedness. These funds will partially support the Night Manager and Case Worker salary costs at an hourly increase from \$7.50 to \$9.00.

***PREVIOUS CDBG FUNDING AWARDED TO APPLICANT***

| <u>PROJECT</u>      | <u>AMOUNT</u> | <u>FISCAL YEAR</u> |
|---------------------|---------------|--------------------|
| Counseling Services | \$40,000      | 1999-00            |
| Counseling Services | \$38,524      | 1998-99            |
| Counseling Services | \$38,524      | 1997-98            |
| Counseling Services | \$40,255      | 1996-97            |

**Explanation:**

***Citizen's Advisory Commission:***

For the past several years, this program has provided excellent services to assist homeless single men. Twenty-four hour coverage is needed to support the excellent results of this program.

***CED Staff:***

HOA is the only shelter in Hayward that serves single men. Funding is necessary to ensure that there will be staff on the premises 24 –hours a day, 7 days a week.

**APPLICANT:** RISE ON SPITE OF EVERYTHING (R.I.S.E.)

**PROJECT:** Housing Counseling and Placement

**CATEGORY OF NEED:** Public Services

**AMOUNT REQUESTED:** \$275,000

**CITIZENS ADVISORY COMMISSION RECOMMENDATION:** \$0

**CED STAFF RECOMMENDATION:** \$0

***AGENCY DESCRIPTION***

R.I.S.E. is a newly-formed local non-profit corporation that provides housing counseling and job placement services to (1) incarcerated men; and (2) men recently released from local jails/prison.

***SUMMARY OF PROJECT PROPOSED FOR FY 2000-01***

Funding from this application would be used to pay for R.I.S.E. staff members who will work with incarcerated men whose release dates are forthcoming. R.I.S.E staff will continue to provide services to these men during their re-integration into the community. Services include assessment, re-integration counseling, advocacy, job placement, money management, and housing counseling and placement.

***PREVIOUS CDBG FUNDING AWARDED TO APPLICANT***

Not Previously Funded

**Explanation:**

*Citizen's Advisory Commission:* This application included plans to provide short-term housing for program participants, however the agency was unable to demonstrate site control of any property it would use for this purpose.

*CED Staff:* Staff concurs with the CAC. Additionally, although the proposal described the special needs of RISE program participants, there was insufficient detail regarding the services RISE staff would provide in order to address those needs – including how those services are distinct from those provided by existing programs.



**APPLICANT:** SHELTER AGAINST VIOLENT ENVIRONMENTS (SAVE)

**PROJECT:** WINGS Transitional Housing

**CATEGORY OF NEED:** Public Services

**AMOUNT REQUESTED:** \$60,000

**CITIZENS ADVISORY COMMISSION RECOMMENDATION:** \$60,000

**CED STAFF RECOMMENDATION:** \$60,000

***AGENCY DESCRIPTION***

SAVE provides shelter and support services to female survivors of domestic violence and their children. The agency also operates a separate 15-unit transitional housing program (WINGS) in Hayward. The WINGS program is intended for women who have successfully completed programs like the SAVE shelter program, which emphasizes safe choices, self-sufficiency and responsible parenting. WINGS is located in the Harder-Tennyson area of Hayward, and provides low-cost housing in a clean and sober environment, as well as counseling and support services, for up to 18 months. WINGS is the only transitional housing program for low income, homeless battered women and their children in Alameda County.

***SUMMARY OF PROJECT PROPOSED FOR FY 2000-01***

WINGS, Shelter Against Violent Environment's (SAVE) transitional housing program proposes to provide housing and support services to 12 families (36 women and children) who are residents of Hayward and are low income victims of domestic violence. WINGS provides 14 apartment units of low cost housing in a substance-free environment, as well as counseling, case management, and supportive services for the women and children for up to 18 months. SAVE works actively with other community agencies and individuals to enhance the services provided. Support services include counseling, housing placement assistance, budgeting workshops, parenting classes and childcare.

***PREVIOUS CDBG FUNDING AWARDED TO APPLICANT***

| <u>PROJECT</u>            | <u>AMOUNT</u> | <u>FISCAL YEAR</u> |
|---------------------------|---------------|--------------------|
| Housing & Program Support | \$50,000      | 1999-00            |
| Housing & Program Support | \$48,756      | 1998-99            |
| Housing & Program Support | \$40,195      | 1997-98            |
| Housing & Program Support | \$42,000      | 1996-97            |

**Explanation:**

*Citizen's Advisory Commission:*

WINGS is the only transitional housing program for low income, homeless battered women and their children in Alameda County. WINGS provides a critical step in assisting these families in making the transition to violence-free and self-sufficient lives. Funding is necessary to ensure that there will be staff on the premises 24-hours a day, 7 days a week.

*CED Staff:*

Staff concurs with the CAC's recommendation.

**APPLICANT:** SUPPORTING FUTURE GROWTH

**PROJECT:** Early Childhood Intervention

**CATEGORY OF NEED:** Public Services

|   |                          |
|---|--------------------------|
| <b>AMOUNT REQUESTED:</b>                            | <b>\$ 151,393</b>        |
| <b>CITIZENS ADVISORY COMMISSION RECOMMENDATION:</b> | <b>\$ Not Applicable</b> |
| <b>CED STAFF RECOMMENDATION:</b>                    | <b>\$ Not Applicable</b> |

***AGENCY DESCRIPTION***

Supporting Future Growth was founded in 1972 to provide high-quality affordable childcare to families in Oakland and Hayward and the surrounding areas. Currently, the agency maintains eight licensed sites, providing two infant-toddler programs and eight preschools for nearly 400 children.

***SUMMARY OF PROJECT PROPOSED FOR FY 2000-01***

This application proposes to hire and train four low-income Hayward residents to become teaching assistants at the agency's Hayward site.

The activities proposed by this application were determined to be ineligible since it did not pertain to housing or a housing-related services.

***PREVIOUS CDBG FUNDING AWARDED TO APPLICANT***

|                       |                      |                           |
|-----------------------|----------------------|---------------------------|
| <b><u>PROJECT</u></b> | <b><u>AMOUNT</u></b> | <b><u>FISCAL YEAR</u></b> |
| Playground equipment  | \$35,000             | FY 1998-99                |

**Proposal No. 19**

**APPLICANT:** CITY OF HAYWARD - DEPARTMENT OF COMMUNITY  
AND ECONOMIC DEVELOPMENT

**PROJECT:** Small Business Revolving Loan Program

**CATEGORY OF NEED:** Commercial Rehabilitation

**AMOUNT REQUESTED:** \$300,000

**CITIZENS ADVISORY COMMISSION RECOMMENDATION:** \$150,000

**CED STAFF RECOMMENDATION:** \$150,000

***AGENCY DESCRIPTION***

This program is operated by the City of Hayward.

***SUMMARY OF PROJECT PROPOSED FOR FY 2000-01***

By providing gap financing and technical assistance, the Small Business Revolving Loan program helps small businesses access and leverage private sector funds. Within target areas, the program promotes economic revitalization, business expansion, and employment opportunities for Hayward residents.

***PREVIOUS CDBG FUNDING AWARDED TO APPLICANT***

| <u>PROJECT</u>         | <u>AMOUNT</u> | <u>FISCAL YEAR</u> |
|------------------------|---------------|--------------------|
| Revolving Loan Program | \$300,000     | 1998-99            |
| Revolving Loan Program | \$260,000     | 1995-96            |

**Explanation:**

***Citizen's Advisory Commission:***

The CAC is very supportive of small business development in Hayward. This Fund assists small businesses expansion and provides jobs for low-income Hayward residents. The leveraging ratio of \$6,870 dollars per job is excellent, as is the program's current focus on attracting new businesses to the downtown. However, due to the number of CDBG applications this year, the CAC decided to recommend the only the amount of loan funds needed for this coming year.

***CED Staff:***

Staff concurs with the CAC.

**Proposal No. 20**

**APPLICANT:** CITY OF HAYWARD - DEPARTMENT OF COMMUNITY  
AND ECONOMIC DEVELOPMENT

**PROJECT:** Facade Improvement Loan Program

**CATEGORY OF NEED:** Commercial Rehabilitation

**AMOUNT REQUESTED:** \$450,000

**CITIZENS ADVISORY COMMISSION RECOMMENDATION:** \$450,000

**CED STAFF RECOMMENDATION:** \$450,000

**AGENCY DESCRIPTION**

This program is operated by the City of Hayward.

**SUMMARY OF PROJECT PROPOSED FOR FY 2000-01**

The Façade Improvement Program provides funds to upgrade the deteriorated exteriors of commercial buildings in the downtown redevelopment area. Funds for FY 00-01 will be used to rehabilitate the facades of at least five additional buildings in downtown Hayward's Central-City-Pedestrian district.

**PREVIOUS CDBG FUNDING AWARDED TO APPLICANT**

| <u>PROJECT</u>      | <u>AMOUNT</u> | <u>FISCAL YEAR</u> |
|---------------------|---------------|--------------------|
| Façade Improvements | \$390,000     | 1999-00            |
| Façade Improvements | \$500,000     | 1998-99            |
| Façade Improvements | \$600,000     | 1997-98            |

**Explanation:**

*Citizen's Advisory Commission:*

Many CAC members are very supportive of this program and believe that it can make a substantial difference for business development in downtown Hayward.

*CED Staff:*

It has taken longer for buildings to get under construction than expected. However, plans and specifications for four more buildings were received from the architects in the spring of 2000 so that funds allocated in previous years will be used this spring for construction projects which will get underway in late spring and summer of 2000. Therefore, these additional funds will be needed to complete this project.

**DRAFT**

UH 5/4/00

HAYWARD CITY COUNCIL

RESOLUTION NO. \_\_\_\_\_

Introduced by Council Member \_\_\_\_\_

RESOLUTION AUTHORIZING AN APPLICATION FOR  
FEDERAL ASSISTANCE UNDER THE COMMUNITY  
DEVELOPMENT BLOCK GRANT PROGRAM FOR FISCAL  
YEAR 2000-2001 (TWENTY-SIXTH YEAR)

WHEREAS, the Housing and Community Development Act of 1974 makes funds available to qualified cities for certain community development activities; and

WHEREAS, the City of Hayward is qualified to receive certain funds pursuant to said act; and

WHEREAS, the City Council has considered the Community Development Block Grant Program recommendations prepared by staff and the Citizens Advisory Commission as well as public testimony thereon, a copy of which is attached hereto as Attachment "A" and hereby referred to for further particulars; and

WHEREAS, the Council has considered the environmental impact of the program and hereby finds and determines that the program is composed of projects that are categorically excluded from the National Environmental Protection Act or will be subject to later environmental review and finds and determines that the activities funded by the program are either not subject to the California Environmental Quality Act or will be subject to later environmental review.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hayward hereby approves the aforesaid Community Development Block Grant Program, and authorizes the City Manager on behalf of the City of Hayward to execute and submit the required application and all implementing documents in connection therewith.

IN COUNCIL, HAYWARD, CALIFORNIA \_\_\_\_\_, 2000

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST: \_\_\_\_\_  
City Clerk of the City of Hayward

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney of the City of Hayward